

STATEMENT OF ENVIRONMENTAL EFFECTS

For 1 Lot into 3 Lots

Subdivision of

Lot 502 Deposited Plan 1295184

3 Hyland Place, Dungog

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1.0 INTRODUCTION

David Cant Surveyors has been engaged to prepare a Statement of Environmental Effects to accompany a Development Application to DUNGOG COUNCIL for the subdivision of Lot 502 in Deposited Plan Numbered DP1295184 via Torrens subdivision into three (3) lots situated at No 3 Hyland Place, Dungog.

2.0 SITE DESCRIPTION AND ANALYSIS

The subject site is Lot 502 in Deposited Plan 1295184 being No 3 Hyland Place, Dungog, having an area of 2947 m². Being about 200 metres north west from Dungog Show Ground, about 950 metres from Dungog CBD and 600 metres south east from Dungog Hospital as “the crow flies”. (Refer to **Figure 1**).

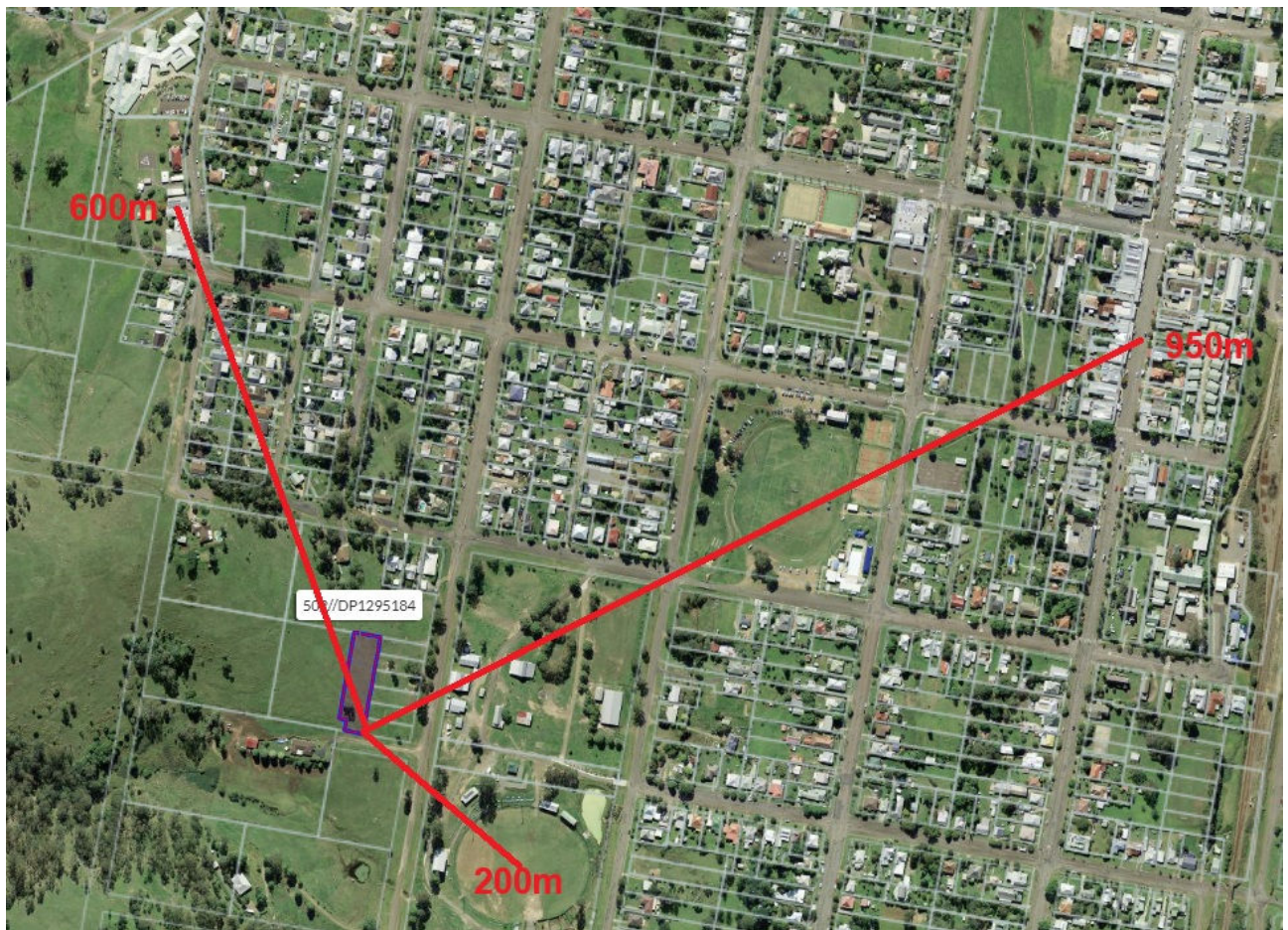


Figure 1: Site location plan

Site Analysis

The site has a frontage of 20.82 metres to Hyland Place.

The site is vacant.

The site is Zoned R1 Residential as described in Dungog’s Local Environmental Plan 2014.

The lands to the east are zoned R1 being approximately 909 m². These properties are vacant.

The Lands to the north are Zoned R1 where housing is approximately 70 metres away.

The Land to the west is zoned R5 with a building located towards its south east corner.

The site has an easterly aspect with a cross-fall of up to around 23%. The rear of the property is approximately 3.6 metres above the bitumen surface of Hyland Place.

The site is elevated to a level of around 90 metres above Sea Level which is situated above the majority of the Dungog township and affords elevated views of the town, the Williams River and rural views towards the eastern backdrop.

Hylands Place is a sealed road.

See Detail Survey Plan – Appendix B.

3.0 PROPOSAL

Consent is sought from Dungog Council for the subdivision of one (1) lot being Lot 502 in Deposited Plan DP1295184, into three (3) lot.

- Proposed lot 1 is to be approximately 1060m² in area inclusive of a Battle-axe handle 3 metres wide and approximately 830 m² exclusive of the handle.
- Proposed lot 2 is to be approximately 1060m² in area inclusive of a Battle-axe handle 3 metres wide and approximately 830 m² exclusive of the handle.

It is proposed that Lots 1 & 2 share a driveway with a proposed reciprocal Rights of Carriage way over each part thereof. As such these lots will enjoy a shared 6 metres access to Hylands Place.

- Proposed lot 3 is to be approximately 826² in area with a proposed frontage of 14.82 metres.

These proposed lots are of similar size to the lots to the east.

This subdivision is shown on the Proposed Plan of Subdivision Appendix C.

4.0 PLANNING CONTROLS

Pursuant to Section 79C of the *Environmental Planning and Assessment Act 1979*, the Development Assessment must take into consideration Environmental Planning Instruments, including draft instruments, Development Control Plans and matters prescribed in the *Environmental Planning and Assessment Regulations 2000*.

4.1 Dungog LOCAL ENVIRONMENTAL PLAN 2014

Land Use Zoning

The subject site is zoned R1 General Residential pursuant to the Dungog LEP. The objectives of the zone are as follows:

Zone R1 General Residential

1 Objectives of zone

To provide for the housing needs of the community.

To provide for a variety of housing types and densities.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

To allow a mix of community, service and employment activities that are compatible in scale and impact with a residential environment.

2 Permitted without consent

Home occupations; Markets; Roads; Roadside stalls

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Funeral homes; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Business premises; Charter and tourism boating facilities; Correctional centres; Depots; Eco-tourist facilities; Extractive industries; Farm buildings; Farm stay accommodation; Food and drink premises; Forestry; Freight transport facilities; Garden centres; Hardware and building supplies; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Landscaping material supplies; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Passenger transport facilities; Plant nurseries; Port facilities; Public administration buildings; Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Rural workers' dwellings; Service stations; Sex services premises; Shops; Specialised retail premises; Storage premises; Timber yards; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Warehouse or distribution centres; Waste disposal facilities

The proposal meets the objectives of this Zone.

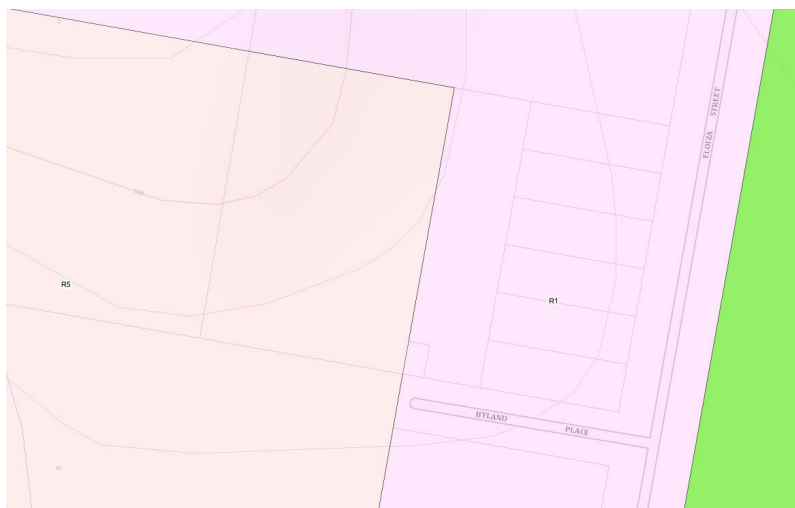


Figure 2 - Land Zone Map (Map 009AC)

Principle Development Standards

Part 4 Principal development standards

4.1 Minimum subdivision lot size

- (1) *The objectives of this clause are as follows:*
 - (a) *to ensure that lot sizes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,*
 - (b) *to prevent the fragmentation of rural land.*
- (2) *This clause applies to a subdivision of any land shown on the Lot Size Map that requires development consent and that is carried out after the commencement of this Plan.*
- (3) *The size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land.*
- (4) *This clause does not apply in relation to the subdivision of individual lots in a strata plan or community title scheme.*

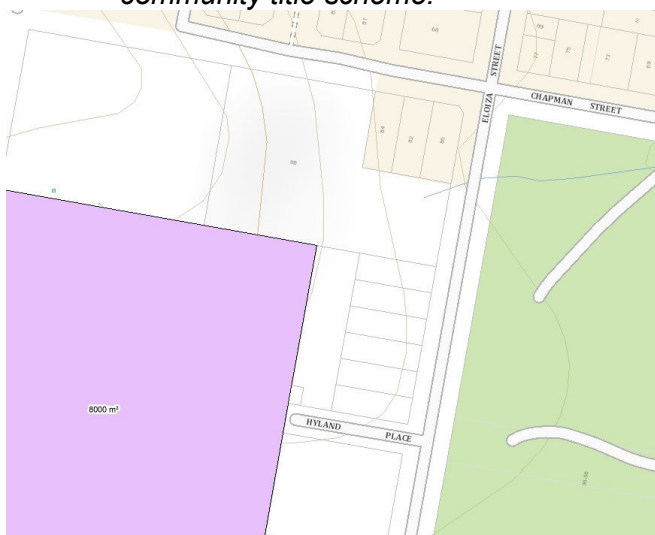


Figure 3 - Land Zone Map (Map 009AC)

Section 4.1 of the Dungog LEP in conjunction with the lot size map stipulates the minimum lot sizes for subdivisions. There is no minimum subdivision lot size for this site. However the lots being created is of similar size to the adjoining lots to the east.

4.2 Dungog DEVELOPMENT CONTROL PLAN No 1

Part C. – Residential Development

The objectives are:

1.14 Aim

- To promote residential development, including tourist accommodation, which is of a high design standard and which is sensitive to and enhances the physical environment and the social fabric particular to Dungog Shire.
- To accommodate a variety of residential forms to reflect the growing diversity of household types and incomes, lifestyles and tourist needs.
- To encourage infill residential development which is compatible with the existing character and which enhances its surroundings.
- To optimise the provision of infrastructure services in the most efficient and effective manner.
- To ensure adequate access for the disabled, particularly to medium density and nonprivate residential accommodation.
- To provide clear guidelines for residential development in the Dungog Local Government Area
- To ensure that residential development does not adversely effect the amenity of the locality
- To ensure that residential development meets the expectations of the community and provides health and safety in housing.
- To ensure that development is in keeping with adjacent and surrounding properties and does not detract from development in the locality
- To encourage energy efficient design in residential development

DESIGN ELEMENTS

The following design elements were considered with the proposed subdivision:

- **Flora and Fauna:**

The site is predominantly cleared and covered with domestic grass with only the odd tree.

It is envisaged that the proposed subdivision will have minimal impact on any native flora and fauna.

- **Heritage and Archaeology:**

The site is not listed to contains any Aboriginal Cultural Significance.

The site is not known to have any item of heritage or archaeological significance and is NOT situated within the Dungog Conservation area.

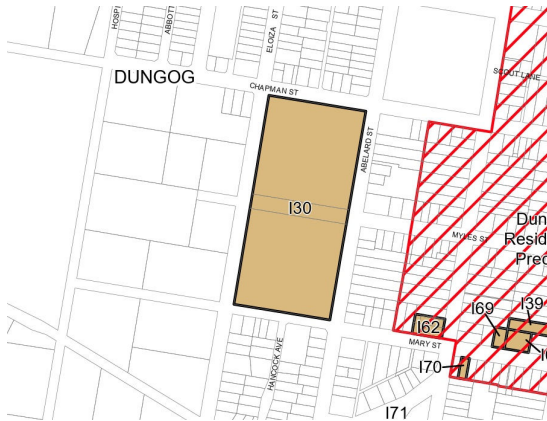


Figure 4 Dungog Heritage Map (009AC)

- **Hazards:**

The site is not located within the Flood management Area and not located near a Water Course.

The Site is not listed to contain Acid Sulphate soils.

The site is not located within a Bushfire Zone.



SEPP (Resilience and Hazards) 2021

[Home](#) [Public registers](#) [Contaminated land record of notices](#)

Search results

Your search for: LGA: DUNGOG SHIRE COUNCIL

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#)

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed. This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the [POEO public register](#)

Search Again Refine Search

Search TIP

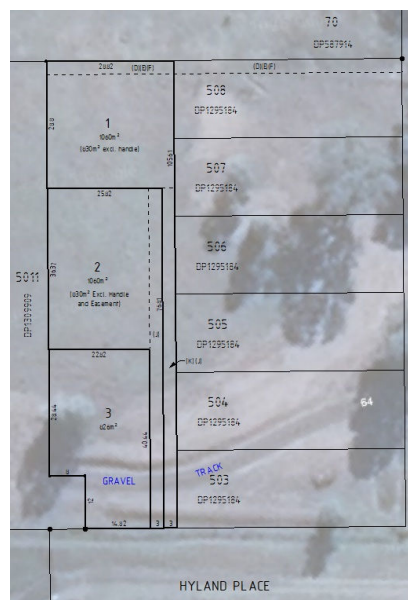
To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

[more search tips](#)

The Site is not listed on the POEO Public Register



Aerial Dated 5/5/2018



Aerial Dated 1/08/2018

A gravel track (natural Material) was installed between 5/5/2018 and 1/08/2018 for access to Stage 1 of DA74/2015.

"Contamination of land is defined as land where a substance is present at a concentration higher than is normally found on land in the same area, where that substance presents a risk of harm to human health or the environment." – CLM Act 1197 (NSW) s5(1)

The Site does not contain substances where that substance presents a risk of harm.

- **Lot Size and Dimensions:**

The proposed development as shown in Appendix C:

- has adequate area for building envelopes
- are of similar size to the adjoining lots to the east
- are of a northerly orientation for solar aspect.
-

The design of these lots is in keeping with the DCP Aims.

- **Drainage, Water Quality and Soil Erosion:**

Drainage – there is sufficient terrain relief towards a public road without the requirements for easements through adjoining lands as shown on the drainage strategy plan. (See Appendix D). Details of with to be determined within the Construction Certificate Application.

Water Quality and Soil Erosion – A driveway and inter-allotment drainage is to be constructed in this development. Measures shall be engineered within the Construction Certificate Application ie Erosion Control, so as there would be no adverse impacts regarding drainage, water quality and soil erosion.

- **Effluent Disposal:**

Reticulation Sewer Mains are within each proposed lots. Only Minor Works would be required for the installation of new junctions for the additional lots. These works will have minimal or no affect to the environment.

The subdivision will have no effect on Effluent Disposal.

A Sec50 Application for subdivision will be made with Hunter Water Corporation.

- **Water Reticulation**

Reticulation Water Mains front each proposed lots. Only Minor Works would be required for the installation of connections for the additional lots.

The subdivision will have no effect on Water Reticulation.

A Sec50 Application for subdivision will be made with Hunter Water Corporation.

Roads & Access, Pedestrian & Cycleways:

The Development fronts Hyland Place which has a 6 metres bitumen carriageway. Only 2 other lots are addressed to this Street. The increase in traffic will have minimal impact on roads, access, pedestrian, and cycleways.

The development will afford adequate space for off-street parking. No Carparking is affected.

- **Site Filling:**

No fill or excavation is proposed for the subdivision.

- **Services**

Hyland Place carries underground Electricity and Communications Reticulation.

5.0 POTENTIAL IMPACTS

Pursuant to the *Environmental Planning and Assessment Act 1979*, the Development Application must consider potential environmental, built, social and economic impacts as a result of the proposed development.

5.1 ENVIRONMENTAL IMPACTS

The proposed development is likely to have a minimal impact on environmental factors.

5.2 BUILT ENVIRONMENT IMPACTS

The proposed subdivision is a one lot into a three lot subdivision with the construction of a shared driveway. We believe that this development will have minimal impact on the built environment.

5.3 SOCIAL AND ECONOMIC IMPACTS

The proposed development is unlikely to have any negative social or economic impacts as it is considered a minor development.

6.0 CONCLUSION

The proposed development involves the subdivision of 1 lots into 3 lots and is consistent with the relevant planning objectives including the Dungog LEP and DCP.

The subdivision is unlikely to have any adverse impacts, as discussed in **Section 5**.

We trust this information is sufficient for your purpose, however, should you require any further details or clarification, please do not hesitate to contact us.

Yours faithfully

David Cant Surveyors

A handwritten signature in black ink that reads "David Cant". The signature is written in a cursive, flowing style.

David Cant
Registered Surveyor

APPENDIX A
Property Searches



LAND
REGISTRY
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 502/1295184

SEARCH DATE	TIME	EDITION NO	DATE
17/2/2025	8:18 AM	1	3/2/2025

LAND

LOT 502 IN DEPOSITED PLAN 1295184
AT DUNGOG
LOCAL GOVERNMENT AREA DUNGOG
PARISH OF DUNGOG COUNTY OF DURHAM
TITLE DIAGRAM DP1295184

FIRST SCHEDULE

GREEN TREE PROJECTS PTY LTD
SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1247085 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1247085 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 DP1247085 EASEMENT FOR SERVICES 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 AS704054 MORTGAGE TO RCW CONSTRUCTIONS PTY LIMITED (SEE AT63611)
AS925034 VARIATION OF MORTGAGE AS704054
AT811542 VARIATION OF MORTGAGE AS704054

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

David Cant Surveyors

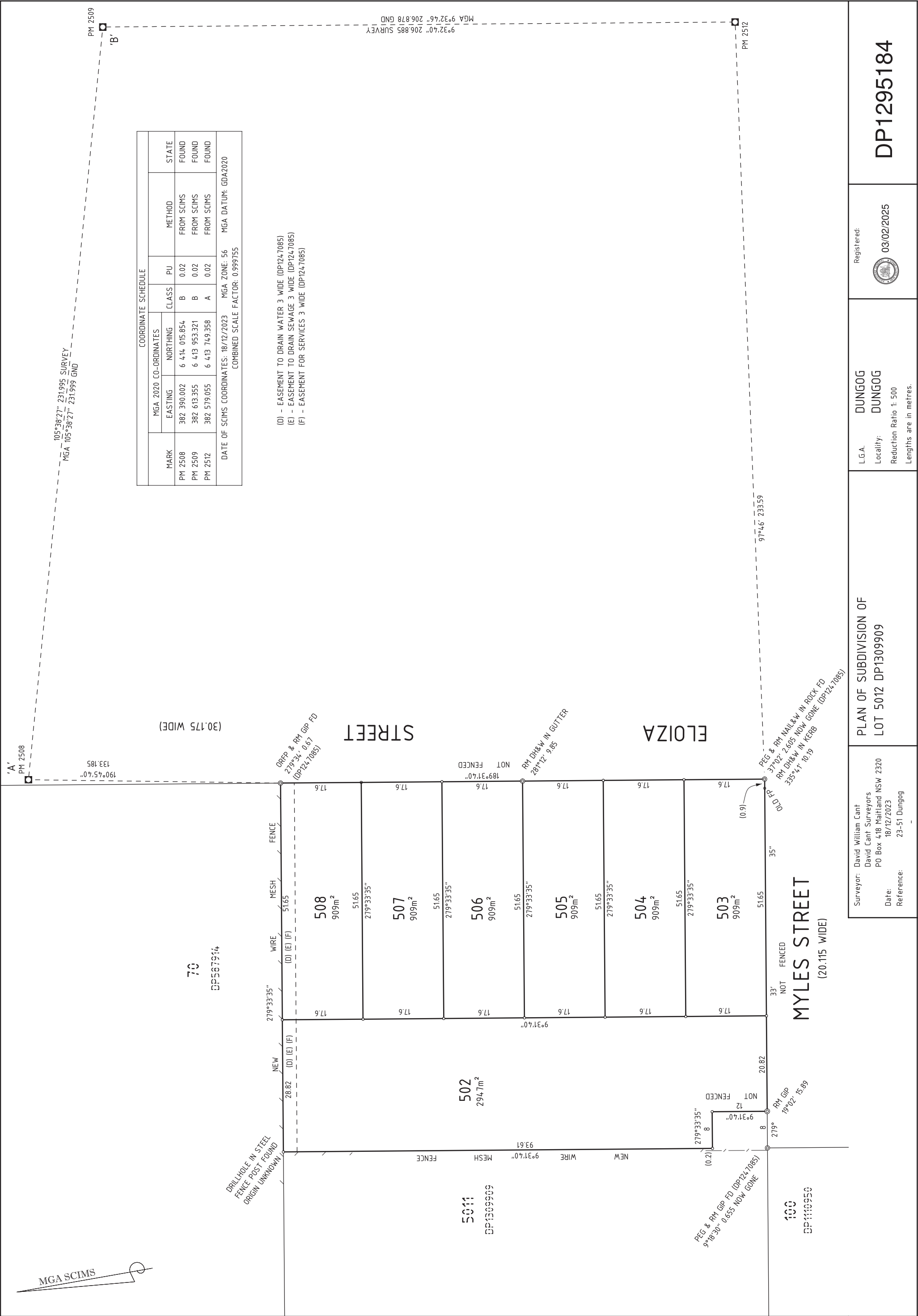
PRINTED ON 17/2/2025

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.
Warning: the information appearing under notations has not been formally recorded in the Register.

DYE & DURHAM TERRAIN PTY LTD - hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

Note: Information contained in this document is provided by DYE & DURHAM TERRAIN PTY LTD (ABN 35 164 894 517), <https://dyedurhamterrain.com/> an approved NSW Information Broker

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APPENDIX B
Detail Survey Plan

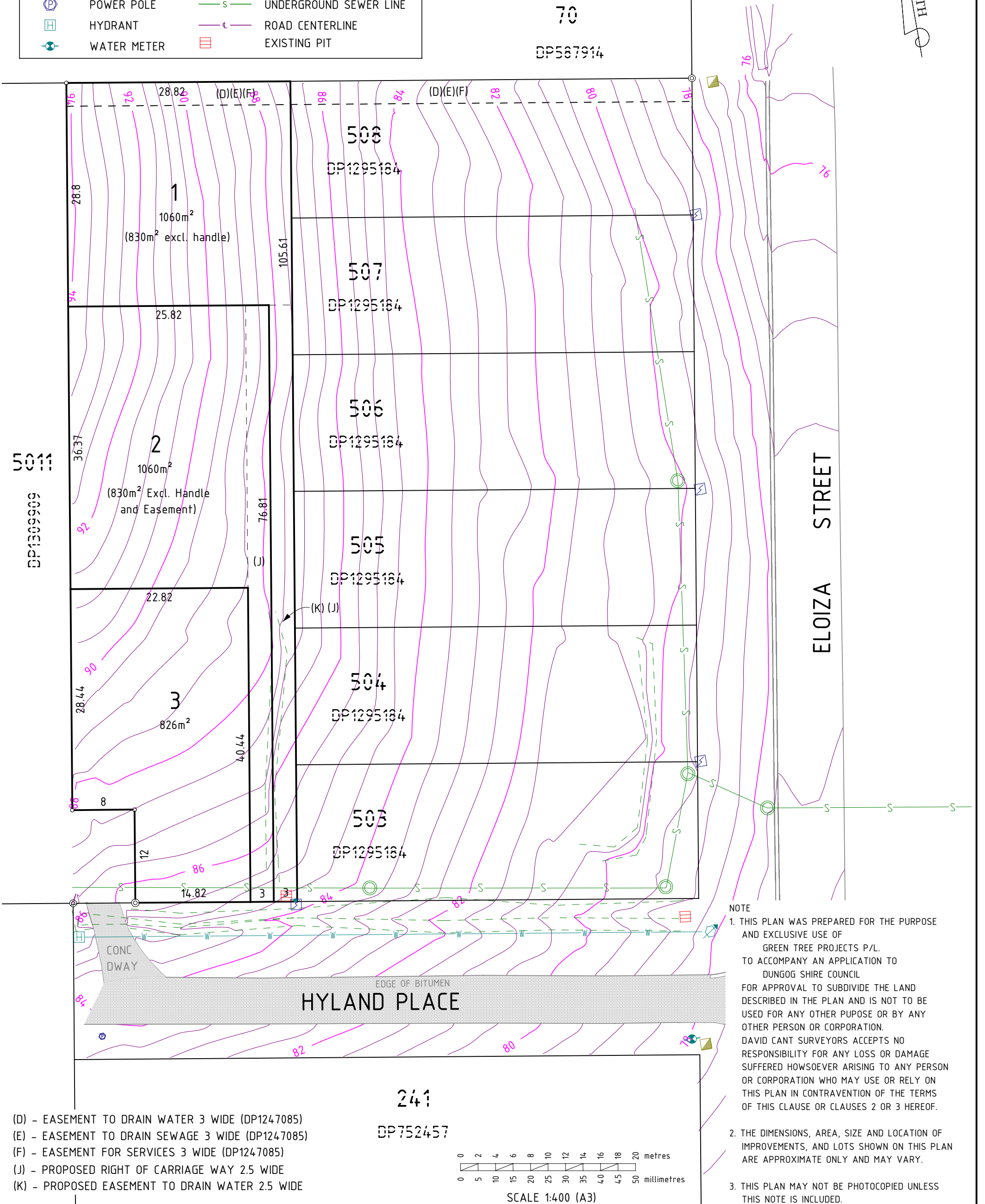
LEGEND

	SEWER MANHOLE		STOP VALVE
	PROPOSED PIT		FENCE
	COMMS PIT		PIPELINE
	ELECTRICITY		UNDERGROUND WATER LINE
	POWER POLE		UNDERGROUND SEWER LINE
	HYDRANT		ROAD CENTERLINE
	WATER METER		EXISTING PIT

ORIGIN OF LEVELS
PM 2512 @ RL 59.412 AHD
BY DP1247085

DETAIL PLAN

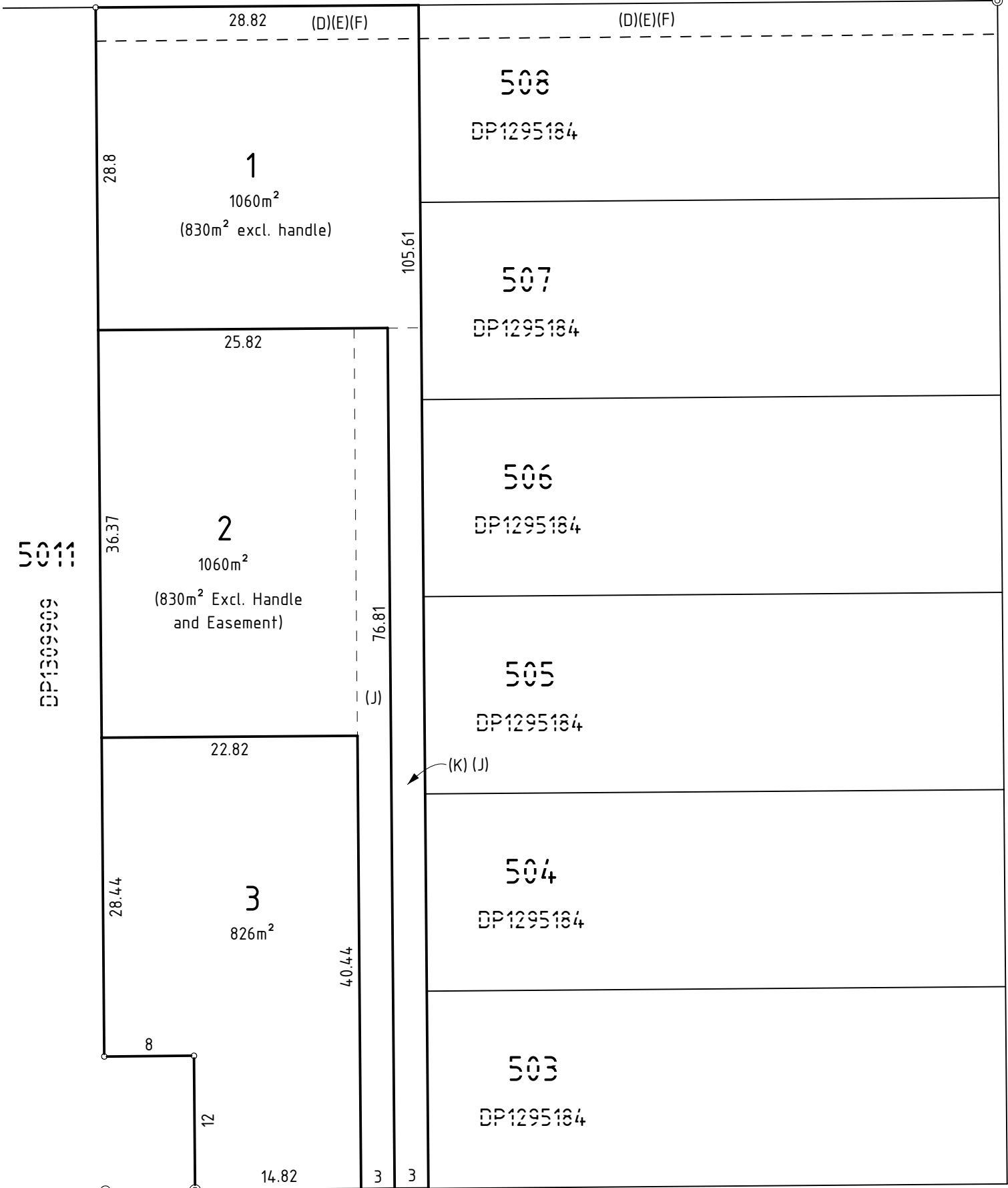
MGA GRID NORTH



APPENDIX C
Proposed Subdivision Plan



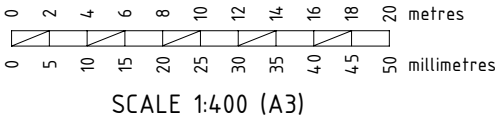
70
DP587914



HYLAND PLACE

241
DP752457










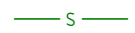

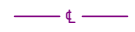


- (D) - EASEMENT TO DRAIN WATER 3 WIDE (DP1247085)
(E) - EASEMENT TO DRAIN SEWAGE 3 WIDE (DP1247085)
(F) - EASEMENT FOR SERVICES 3 WIDE (DP1247085)
(J) - PROPOSED RIGHT OF CARRIAGE WAY 2.5 WIDE
(K) - PROPOSED EASEMENT TO DRAIN WATER 2.5 WIDE



- NOTE
1. THIS PLAN WAS PREPARED FOR THE PURPOSE AND EXCLUSIVE USE OF GREEN TREE PROJECTS P/L. TO ACCOMPANY AN APPLICATION TO DUNGOG SHIRE COUNCIL FOR APPROVAL TO SUBDIVIDE THE LAND DESCRIBED IN THE PLAN AND IS NOT TO BE USED FOR ANY OTHER PUPOSE OR BY ANY OTHER PERSON OR CORPORATION. DAVID CANT SURVEYORS ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE SUFFERED HOWSOEVER ARISING TO ANY PERSON OR CORPORATION WHO MAY USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THE TERMS OF THIS CLAUSE OR CLAUSES 2 OR 3 HEREOF.
 2. THE DIMENSIONS, AREA, SIZE AND LOCATION OF IMPROVEMENTS, AND LOTS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND MAY VARY.
 3. THIS PLAN MAY NOT BE PHOTOCOPIED UNLESS THIS NOTE IS INCLUDED.

APPENDIX D
Drainage Strategy Plan

LEGEND

	SEWER MANHOLE		STOP VALVE
	PROPOSED PIT		FENCE
	COMMS PIT		PIPELINE
	ELECTRICITY		UNDERGROUND WATER LINE
	POWER POLE		UNDERGROUND SEWER LINE
	HYDRANT		ROAD CENTERLINE
	WATER METER		EXISTING PIT

ORIGIN OF LEVELS
PM 2512 @ RL 59.412 AHD
BY DP1247085

STORMWATER STRATEGY PLAN

70

DP587914

5011

DP1309909

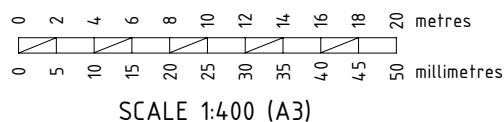
ELOIZA STREET

HYLAND PLACE

241

DP752457

- (D) - EASEMENT TO DRAIN WATER 3 WIDE (DP1247085)
(E) - EASEMENT TO DRAIN SEWAGE 3 WIDE (DP1247085)
(F) - EASEMENT FOR SERVICES 3 WIDE (DP1247085)
(J) - PROPOSED RIGHT OF CARRIAGE WAY 2.5 WIDE
(K) - PROPOSED EASEMENT TO DRAIN WATER 2.5 WIDE



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